

RACINE COUNTY ECONOMIC DEVELOPMENT & LAND USE PLANNING COMMITTEE  
SUMMARY MINUTES - MONDAY, AUGUST 16, 2021 - 6:00 p.m.

Ives Grove Office Complex Auditorium  
14200 Washington Avenue, Sturtevant, WI 53177

(NOTE: Audio recording from Racine County is available upon request. These minutes are intended as a summary of actions taken by the Committee and do not include verbatim or detailed accounts of all comments made by staff, the Committee, and members of the general public present at the meeting.)

Committee present: Supervisors Tom Hincz, Bob Grove, Mike Dawson, Jason Eckman, Brett Nielsen, Tom Kramer

Committee present via Conference call: Supervisor Kelly Kruse

Youth in Government Representatives: Evan Anschutz (present), Claudia Dieck (present)

Staff present: Brian Jensen, Development Services Superintendent  
Sarah Reed, Development Services Specialist

Chairman Hincz called the August 16, 2021, Racine County Economic Development and Land Use Planning Committee public hearing and committee meeting to order at 6:00 p.m. He directed the Committee and staff to introduce themselves, then he explained public hearing and meeting procedures. Following are the agenda items and the Committee's actions.

**PUBLIC HEARING**

- 1. Haag Properties, LLC, Owner  
6:03 Wally Haag, Applicant
- Rezone ±3.6-acres of property from A-2, General Farming and Residential District to M-3, Heavy Industrial District; located at 21115 Durand Ave.; Sec. 36, T3N, R20E, **Town of Dover** (Parcel Id. No. 006032036033000)

For informational purposes only:  
The purpose of this rezone is for future industrial use development.

Brian Jensen reviewed the petition and public hearing testimony using text and maps. The 2035 Comprehensive Land Use Plan identifies it as Industrial.

**STAFF RECOMMENDATION(S)**

Staff recommends approval as this rezoning is consistent with the 2035 Comprehensive Land Use Plan, the rezoning is compatible with surrounding uses, and the parcel meets the district requirements.

DECISION

**Supervisor TOM KRAMER MOVED, seconded by Supervisor Dawson** to approve as it is consistent with the existing 2035 Comprehensive Land Use Plan as identified by staff and will not adversely affect surrounding property values.

**YOUTH REPRESENTATIVES' ADVISORY VOTES:**

Youth Representative Anschutz: aye

Youth Representative Dieck: aye

**Motion carried unanimously. VOTE: 7/0**

6:06 **Chairman Hincz** closed the public hearing portion of the meeting.

COMMITTEE MEETING

***PLEASE NOTE: While the following agenda items are up for discussion and action before the Committee and the Committee may ask questions of the petitioners or affected neighbors, this portion of the agenda is a committee meeting and not a public hearing, and public hearing testimony may not be taken. All are welcome to attend.***

1. Decision on preceding petition

6:06

2. Review, discussion and possible approval of the July 19, summary minutes

6:08

**Supervisor ROBERT GROVE MOVED, seconded by Supervisor Eckman,** to approve the July 19, 2021, summary minutes.

**YOUTH REPRESENTATIVES' ADVISORY VOTES:**

Youth Representative Anschutz: aye

Youth Representative Dieck: aye

**Motion carried unanimously. VOTE: 7/0**

3. Michael & Valerie Iverson, Owners  
6:09 Steven R. Sharpe - Architect, Agent
- Conditional Use to construct additions to and perform renovations of an existing commercial building and to occupy the commercial building with a liquor/convenience store and allow residential quarters on the second floor located in the B-3, Commercial Service District; 8006 Big Bend Road; Section 1, T4N, R19E, **Town of Waterford** (PIN 's 016041901030001)

*(Note this item was laid over from the February 15, 2021, public hearing to allow the Town of Waterford to hear said petition and act upon)*

This item is still being laid over by the Town of Waterford.

STAFF RECOMMENDATION(S)

Staff recommends layover of this petition as the applicant has not attended a meeting at the Town.

DECISION

**Supervisor MIKE DAWSON MOVED, seconded by Supervisor Grove, to layover until next meeting.**

**YOUTH REPRESENTATIVES' ADVISORY VOTES:**

Youth Representative Anschutz: aye  
Youth Representative Dieck: aye

**Motion carried unanimously. VOTE: 7/0**

4. Deborah Gamm, Owner  
6:10 Debi & Katie Blazei, Applicants
- Amendment of Conditional Use to amend previously approved conditions to allow for the expansion of the previously approved uncovered patio and the construction of a pergola covering (constructed without approvals) and occupancy of the existing commercial building with new owner and operator, located in the B-3, Commercial Service District; 7922 S. Loomis Rd.; Sec. 8, T4N, R20E, **Town of Norway** (Parcel ID No. 01042008047003)

*(Note the conditional use proposal was amended and then approved at the March 21, 2012, EDLUP public hearing. In addition, the Board of Adjustment approved a variance to allow the reduced setback from the patio to existing detached accessory structure at the August 3, 2021, public hearing.)*

Jensen reviewed the petition using text and maps. Tom Kramer indicated that the Town supports this amendment. The board will hear this petition the first Wednesday in September.

STAFF RECOMMENDATION(S)

Staff recommends approval of this petition with no live outdoor music allowed and based on the approval of the Board of Adjustment earlier this month, it seems to fit with existing uses in this area and district.

DECISION

**Supervisor TOM KRAMER MOVED, seconded by Supervisor Eckman, to approve.**

**YOUTH REPRESENTATIVES' ADVISORY VOTES:**

Youth Representative Anschutz: aye  
Youth Representative Dieck: aye

**Motion carried unanimously. VOTE: 7/0**

5. Review, discussion, & possible action on referrals from the Racine County Board of Supervisors.  
6:16

1. Relocation order by the Village of Mt. Pleasant for storm sewer located on Kraut Road South ±387 feet to Hoods Creek.
2. Racine County Engineering notice of a public information meeting held on July 29, 2021, to address reconditioning project of CTH P from South Street to ½ mile north of Yahnke Rd. Written comments will be accepted through August 13, 2021; construction scheduled for 2022.
3. Enclosed is the Milwaukee Metropolitan Sewerage District's 2020 Comprehensive Annual Financial Report.

**Supervisor TOM KRAMER requested to receive and file the referrals.**

6. Other business as authorized by law  
6:17

7. Next EDLUP Public Hearing/Committee meeting date is scheduled for Monday, September 20, 2021  
6:17

8. Adjourn  
6:17

There being no further business, **Supervisor TOM KRAMER MOVED, seconded by Supervisor Eckman, to adjourn at 6:17 p.m. Motion carried unanimously. VOTE: 7/0**